Mapleton City Planning Commission Staff Report

Meeting Date: December 11, 2008

Item: 2

Applicant: Shalese Scott
Parcel #: 46:488:0013
Prepared by: Matt Brady
Council Action Required: No

REOUEST

(Continued 11-13-08) Shalese Scott, agent for Scotties Dog Grooming, requests approval of a dog grooming home occupation permit, located generally at 1363 North 1200 West. The subject property is located in the RA-2 (Residential-Minor Agricultural) Zone.

STAFF REPORT SUMMARY OF KEY ISSUES

- 1. Home occupations that involve clientele visiting the business must be approved by the Planning Commission.
- 2. The Planning Commission may attach conditions to the Home Occupation Permit which relate to health, safety, and quality of the residential environment.
- 3. The Chief Building Official has inspected the home, and has several recommendations (see Conditions of Approval).
- 4. The Fire Inspector had a scheduling conflict and was not able to inspect as the home as he had planned before the Planning Commission Staff Report was issued. Staff is recommending a condition that the Applicant pass the Fire Inspector's inspection (see Conditions of Approval).
- 5. According to the plans submitted by the Applicant, the total floor area of the home is approximately 4,640 square feet. The dog grooming room is 212 square feet, or approximately 5.57% of the home. Mapleton City Code 18.84.380(D)(3) states: "The home occupation shall occupy not more than the equivalent of twenty five percent (25%) of the living area of the dwelling or five hundred (500) square feet, whichever is less. This shall also apply to detached structures." The applicant meets this requirement.
- 6. Mapleton City Code 18.84.380(D)(11) states: "Entrance to the home occupation from outside shall be through the same entrance normally used by the residing family except when a separate entrance may be required by regulation of the state health department or other public agency. The garage door shall not be used to satisfy this requirement." There are currently two entrances on the front of the home: the front door and a door directly to the dog grooming room. The door to the dog grooming room is approximately 3 feet off the ground with no stairs to it. The Chief Building Official has recommended that stairs be installed for safety purposes, but does not have any building code reasons for allowing the applicant to use it as a direct entrance. It is the opinion of Staff that if the Fire Inspector feels that a direct entrance to the dog grooming room is preferable, then it is permissible to use the direct entrance to the dog grooming room as the entrance for the home occupation.
- 7. Mapleton City Code 18.84.380(D)(16) states: "The home occupation applicant must either be the bona fide owner of the home (as shown on the current Utah County tax assessment rolls) or if the applicant is renting or leasing the home, the homeowner must provide written permission allowing the applicant to conduct a business in the home. Said letter of permission must be signed and notarized by the homeowner." The Applicant is the daughter of the property owners, Richard &

Janice Scott. The Applicant lives with her parents. She is also planning to have her two sisters (also residents) work with her. It is the opinion of Staff that the property owners should sign a notarized form as per the above requirement. Mapleton City will provide the form.

RECOMMENDED ACTION:

Staff recommends approval of the home occupation with Conditions.

CONDITIONS OF APPROVAL:

Building Official:

- 1. Plumbing and Electrical work must be completed in the dog grooming room, and a stairway must be completed outside the dog grooming room for safety purposes. These elements must pass a special inspection.
- 2. The vegetation growing along the north side fence line must be trimmed back so as to be at least 50% open for clear vision to drivers backing out of the driveway.

Fire Department Inspector:

1. Applicant must pass inspection from the Fire Inspector.

Planning:

- 1. Entrance shall be through the front door, as per Mapleton City Code 18.84.380(D)(11), unless a direct entrance is required by the Fire Inspector.
- 2. The homeowners must sign a notarized form stating that they are allowing the home occupation, per Mapleton City Code 18.84.380(D)(16). Mapleton City will provide the form.
- 3. Once all other conditions are met, the Applicant must pay for a business license.

ALTERNATIVE ACTIONS:

- 1. The Planning Commission may Deny the Home Occupation Permit. Reasons for denial should be stated in the motion.
- 2. Continue to a Future Meeting Date: This action could be based upon findings that additional information is required prior to rendering a decision or to further consider information.

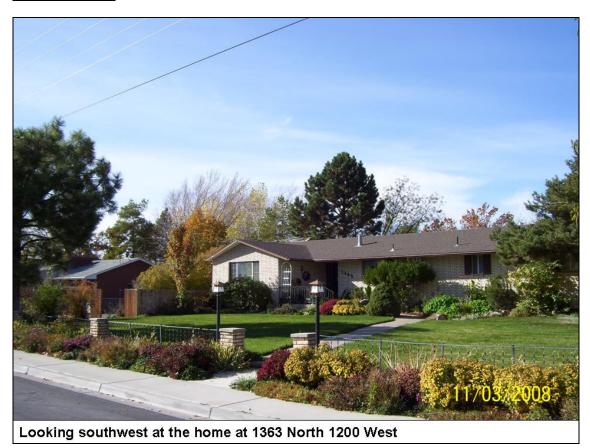
ATTACHMENTS:

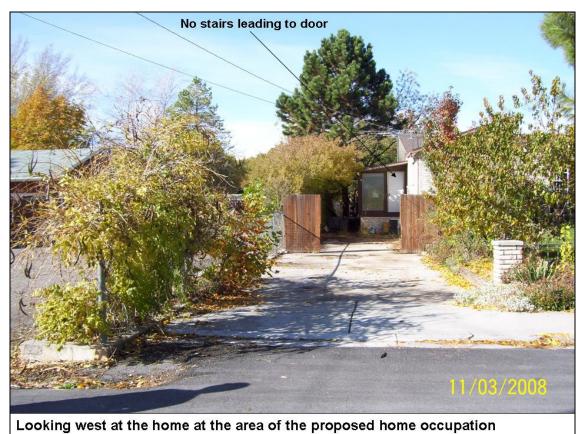
1. Home Occupation Permit Application.

VICINITY MAP:



SITE PHOTOS:





Yes / No

Manleton City Corporation

125 West Community Center Way (400 North)

apleton, UT 84664

Phone: (801) 489-5655 Web: www.mapleton.org

Fax: (801) 489-5657



BUSINESS LICENSE BUSINESS LICENSE APPLICATION NUMBER Itinerant/Solicitations Temporary/Seasonal Sales Home Occupation Business Commercial Business Business Phone Number: 801-400-410/Business Fax Number: Name of Business: Email Address: Mailing Address: State Tax # Corporation # (if applicable) (if applicable) (Must attach a copy of Articles of incorporation) Sole-Proprietor Corporation DBA# Expires Owner's Phone Number(s) Owner's Address Street: 136 3 1200 W Business Owner Name(s) City: Mapleton State U+ Zip 84664 801-400-4617

Wholesale Retail Services Daycare/Preschool - Number of children Other Number of Full-time Employees: Number of Part-time Employees: Total Number of Employees: _ Briefly describe your business: Annual License fee rates: The receipt for payment of license fees does not constitute being approved to operate a business. The actual license will only be issued when all Business License - \$50 plus \$25 per employee inspections are complete and approved. Business Licenses expire annually on December 31st. Renewal is the responsibility of the business owner. Failure to receive a renewal notice does not excuse this Home Occupation - \$100 Application Fee responsibility. License renewal fees are due on or before January 1st. Any license fee not paid within thirty (30) days of the due date will be issued a Home Occupation Renewal - \$50 per year late fee. Itinerant/Solicitations - \$50 per day/per employee I hereby agree to conduct said business strictly in accordance with the Laws and Ordinances set forth by Mapleton City, Utah County, the State of Utah, and Federal standards, covering such business, and swear under Temporary/Seasonal Sales penalty of law that the information contained herein is true to the best of Administrative Approval - \$50 my knowledge. I also agree that no other type of business will be Planning Commission Approval - \$100 conducted other than what has been stated above. THIS SECTION FOR OFFICE USE ONLY Approved Signature: Zone: Date: Planning & Zoning Yes / No Approved Signature: Comments: Date: Police Department Yes / No Approved Comments: Signature: Date: Fire Department

Comments From Planning & Zoning:

In would start out only doing this part time.

If we get busy I will do it full time and there is parking on both sides of the house and there is a seperate entry to the room would like to groom out of. Customers would come only to drop off a dog and to pick up a dog. The dogs would only be there from 1-3 hours at a time. I intend work part time. Both of my sisters are also experienced groomers I would like to start grooming dags in the area indicated on the map. As you can see My Sisters will

